

PRELIMINARY REPORT

2015: E8 – *Fairfield Place Drive*

APPLICANT: Harris County Engineering Department

KEY MAP: 325

JURISDICTION: Harris County

LAMBERT: 4566

DISTRICT/PRECINCT:
Harris County Pct.: 3

PROPOSAL:

Harris County is requesting the deletion of Major Thoroughfare Fairfield Place Drive, between US 290 and Mound Road, and also between Louetta Road and Jack Road, from the Major Thoroughfare and Freeway Plan (MTFP). The Major Thoroughfare is currently classified with 4 lanes and a 100-foot right-of-way (T-4-100).

APPLICANT'S JUSTIFICATION and HISTORY:

The completion of US 290 improvements and ramps for the Grand along US 290 at Fairfield Place Drive in 2014 did not provide an overpass crossing at US 290. There is only access through frontage roads. There is no at-grade crossing at the parallel UPRR tracks. Adequate circulation will be maintained by developer-dedicated collector and local streets when the area is platted. There are constructed underpasses at Mound Road and Louetta Road across the Grand Parkway. There are no existing roads for this corridor, and it does not appear that any right-of-way (ROW) has been dedicated.

The applicant contends that without the amendment, there would not be sufficient traffic volumes to warrant a major thoroughfare without an overpass connection to the northern roadway across US 290. There is not an exit for Fairfield Place Drive from eastbound US 290; therefore, all traffic would originate from the frontage road. The at-grade railroad track would be a hindrance to traffic during railroad crossings and will back up traffic onto the frontage road.

Leaving the Major Thoroughfare as it exists on the MTFP would be impractical because property owners would have to dedicate ROW for a road which would not serve many people from the frontage road to Mound Road. There is only one property owner within the corridor, Richfield Ranch, from which the County would have to acquire ROW.

This Major Thoroughfare first appeared as an unnamed north-south corridor in 1976 from Holderrieth road to Fort Bend County. In 1982, this corridor was extended northward into Montgomery County. In 1983, the southern limits of the corridor terminated at present North Bridgelands Lake Parkway. This was the Roberts Cemetery alignment. This segment was shortened when the Mason road alignment developed into the main north-south corridor. Presently, the corridor is from Schiel Road to Jack Road.